

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 20, 2006

ITEM NO. _____

SUBJECT **Sereno Canyon**
22-PP-2005/113-DR-2005

REQUEST Request approval of a Preliminary Plat for a 122 Single-Family residential subdivision along with the design of ancillary gate, entry and other minor common features.

Key Items for Consideration:

- The City Council approval of case 1-ZN-2005 included a density incentive, amended development standards and off-site improvements for N. 118th St. and Ranch Gate/Happy Valley Road.
- The zoning case had very extensive neighborhood involvement, focusing particularly on the nature of the extension of Alameda Road.
- This site is in the Upper Desert landform and has some significant ridges and boulder features.
- This site straddles the drainage divide between the Indian Bend Wash and Verde River drainage basins.
- This site is located within the Dynamite Foothills Character Area Plan.
- This proposal is located within the Dynamite Foothills Character Area. In keeping with the policies of this plan, the project includes a 100 feet wide scenic corridor along N. 128th St., extends and connects planned trails, provides distinct construction envelopes for each lot, and protects the key environmental features of the site.
- The character of the ancillary features and the organic form of the project design follow the intent of the character plan to achieve a rustic desert neighborhood that fits into the natural desert setting.

OWNER	Crown Development 630-851-5490	ENGINEER	Wood, Patel & Associates 602-335-8500
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ARCHITECT/ DESIGNER	LVA Urban Design Studio Steven Voss 480-994-0994	APPLICANT CONTACT	LVA Urban Design Studio Steven Voss 480-994-0994
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LOCATION East of 122nd Street between the Happy Valley and Pinnacle Peak Road section lines

BACKGROUND **Zoning.**
The site is zoned R1-130 ESL. The R1-130 zoning district allows for very low density single family neighborhood uses. The Environmentally Sensitive Lands (ESL) overlay provides processes and standards that protect the character of the desert setting and protect the public from hazards unique to this desert environment.

Context.

This subdivision is located to the east of the Troon and Troon Ridge development in east central Scottsdale.

Adjacent Uses and Zoning:

- North: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (owned by the State Land Trust)
- South: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay (partially owned by the City of Scottsdale)
- East: Vacant R1-130 ESL – Single family neighborhoods in the ESL overlay
- West: Developing subdivisions with R1-130 ESL zoning – Single family neighborhoods in the ESL overlay (the neighborhood further to the west is zoned R1-18 ESL (HD))

South of the eastern portion of this site is land that is part of the McDowell Sonoran Desert Preserve. The McDowell Mountains are about ½ mile to the south of the property. This Preserve area extends northward about ¾ east of the property and one mile to the east is the large McDowell Mountain Regional Park, which is operated by the Maricopa County Parks Department.

This site is in the drainage divide between the Indian Bend Wash and Verde River watersheds. It is a site with rolling slopes and several wash corridors. In the southern 2/3s of the site there are a number of ridges and hills topped by granite boulder formations. The site was burned extensively by the Rio fire of several years ago.

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

The proposal is a request to approve preliminary plat for a large 330 acre site along with the design of minor improvements associated with the future subdivision. The plan includes 122 lots as well as one large common area tract in the center of the site. The lots are large (62,000 to 215,000 square feet in area) and are designed to provide individual construction envelopes with Natural Area Open Space (NAOS) around each building envelope.

The building envelopes have been placed so that significant ridge tops, boulder features and washes will be retained in their natural condition. In order to accommodate this and reduce the amount of pavement needed to serve the site, flag lot configurations have been used for some lots.

As part of the approval of the density incentive that was approved by the City Council in January of 2006, additional NAOS above the normal requirements has been provided. A total of 205 acres (62% of the site) has been set aside as NAOS with this plan. Larger NAOS setbacks have been provided along several perimeters, particularly the N. 128th St. frontage and along the Preserve boundary.

The internal streets will be private. Gated entries will be provided on Alameda, off of Happy Valley Road and off of N. 128th St. In addition, access will be provided to exception parcels on the south and northwest sides of the site. The streets have been located in a manner that reduces the number of

crossings of major washes and avoids the major ridgelines and boulder features. Joint access rights-of-way and infrastructure connections are provided along the perimeter at other locations.

The design of the gated entries, entry sign and wash crossings for streets incorporates a refined but rustic character. The gates will be made of steel that will be weathered. The abutments for the gate, entry sign and headwalls at wash crossings will have stone veneer. These structures fit with the general character of neighboring homes and neighborhood amenities.

Project Information.

Existing Use:	Vacant land
Proposed Use:	Single family residential subdivision
Parcel area:	330 gross acres
Number of lots:	122
Density:	.37 units per acre
NAOS required:	205 acres (per approved density incentive)
NAOS provided:	205 acres
Minimum lot area:	49,000 square feet (per amended standards)
Smallest lot:	61,830 square feet
Minimum rear yard:	45 feet
Building height:	24 feet is the maximum allowed per ESL overlay

IMPACT ANALYSIS**Traffic.**

The traffic generated by this development will not exceed the capacity of adjacent streets serving the project. The approximately 1,200 trips typically generated by this number of lots will have three routes to enter and exit the subdivision: Alameda from the west, Ranch Gate/Happy Valley on the north, and N. 128th St. on the east. This project will provide off-site streets, including portions of N. 118th St. and Ranch gate/Happy Valley Road, that will improve the traffic capacity of the area.

Water/Sewer.

The project will be providing off-site water and sewer infrastructure that will serve this property as well as adjacent properties. On-site facilities will tie into water and sewer facilities on adjacent lands.

Police/Fire.

The modifications to the planned street system have been worked out in conjunction with the Public Safety Department. This project when completed will improve the ability of fire to manage fires in the area by providing new road connections not currently available. The closest fire station is on Alma School Road approximately 3 miles to the northwest.

Schools.

This site currently is not within a school district. This will be changing as a result of a law recently enacted by the State Legislature. This unincorporated area will need to form a school district. In the past parents could send their children to any nearby school district.

Open space/Scenic Corridors.

The project provides substantial areas of NAOS. Much of the NAOS provided includes a scenic corridor along N. 128th St., along the larger washes and on and around the larger boulder features on the site.

Community Involvement.

Substantial community involvement occurred during the processing of the associated zoning case. This proposal is consistent with that approval.

Other Boards and Commissions.

The street pattern has been reviewed and accepted by the Transportation Commission. Their hearing and public meetings were well attended and were in conjunction with the density incentive case.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE
DEPT(S)**

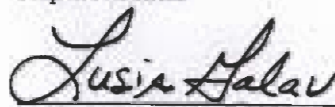
Planning and Development Services Department
Current Planning Services

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APPROVED BY


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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Elevations
6. Wall Plan
7. Landscape Plans
- A. Fire Ordinance Requirements for 22-PP-2005/113-DR-2005
- B. Stipulations/Zoning Ordinance Requirements for 22-PP-2005
- C. Stipulations/Zoning Ordinance Requirements for 113-DR-2005

SERENO CANYON - 330 ACRES

PRELIMINARY PLAT APPLICATION

PROJECT NARRATIVE

REQUEST

This application represents a request for approval of the Design Review Board and Preliminary Plat for the Sereno Canyon Project, subject to the stipulations adopted per case# 1-ZN-2005.

INTRODUCTION/BACKGROUND

The Sereno Canyon Property is a 330 acre site, located at the northeast corner of the Pinnacle Peak Road alignment and the 122nd Street Alignment. The Pinnacle Peak Road alignment serves as the properties southern boundary, while the Happy Valley Road alignment serves as the northern property boundary. The existing communities of Sonoran Crest and Saguaro Canyon are immediately adjacent to the western property boundary of the site.

The existing property is an assemblage of 13 private parcels and is vacant/undeveloped. A series of jeep trails are the only man-made impacts on the site. Access to the site boundaries can be achieved via 128th Street to the eastern property edge, or by way of Alameda Road which is improved to the western edge of the property (122nd Street alignment).

A request for approval of a Density Incentive on the overall 330 acres, maintaining the current zoning category of R1-130 ESL (Case# 1-ZN-2005), is pending on the subject property at the date of application. Approval of the density incentive request allows the

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12/21/05

applicant to increase the overall units count from 102 units to 122 units. As a condition of approval, the project provides an increase of the required open space area (NAOS) from 139 acres to 205 acres. This is a 66 acre increase of the base requirement (47% increase)

MASTER PLANS

The City had requested the applicant to submit master plans for the property to supplement the rezoning application. These master plans will outline a cohesive development plan that considers infrastructure and environmental conditions relative to the overall site, as well as demonstrating the benefits of parcel assemblage as a means to promote sensitive design practices. Master planning of the site will create contiguous open spaces and allow for the ability to shift density away from environmentally sensitive areas.

OPEN SPACE

The project provides 205 acres (or 62% of the gross site area) of Natural Area Open Space as illustrated in the Preliminary Open Space Plan. Increased open space throughout the project was provided by reducing development envelope sizes within lots, widening areas that contain sensitive natural habitat and unique environmental features, identifying high-value corridors for connectivity throughout the project and increasing setback buffers to adjacent properties and roadways. The project promotes the natural setting of the site by minimizing disturbance in high visibility areas and assemble contiguous open space areas that will serve as corridors for wildlife and visual resources.

A site walk was conducted with City staff on May 3rd, 2005 to assess the specific locations of proposed roadways alignments and development envelopes as identified on the Preliminary Natural Area Open Space Exhibit and Preliminary Development Envelope Exhibit. Open space connectivity and corridors were examined to ensure adequate buffering and protection of natural features (i.e. major boulders and 50+ cfs wash corridors). The City's NAOS priority mapping and Foothills Overlay Guidelines were also reviewed with City Staff

Phasing of Open Space Dedications

Preliminary development envelopes have been delineated in the Preliminary Plat application reflecting portions of each lot that are most suitable for development. This suitability analysis accounts for natural and topographic conditions, sensitive environmental features, and setbacks from adjacent lots and off-site properties. The applicant proposes that an overall NAOS dedication of 189.7 acres be made at preliminary and final plat approval. An additional 15.3 cumulative acres (to achieve 205 total acres) will be dedicated during the final building permit process (but after final plat approval) to allow individual property owners the flexibility to specifically site on-lot improvements and determine the location of open space required for dedication as NAOS. The additional NAOS area will be required to meet the NAOS qualification criteria as outlined by the ESL Ordinance. The additional NAOS is lot specific and has been clearly defined in the NAOS Table included with this application.

AMENDED DEVELOPMENT STANDARDS

The pending rezoning case (#1-ZN-2005) includes the adoption of amendment of development standards on the subject property. Amendments to the R1-130 ESL district will be adopted to allow reductions for lot area, dimensions and setbacks. The approval of the amended development standards facilitates site plan design practices that encourages the recognition of sensitive natural features and permits the homes to be located in less sensitive areas of the site.

DEVELOPMENT ENVELOPES

Development envelopes have been thoughtfully sited throughout the project to reflect an appropriate balance between feasible development and the protection/avoidance of environmentally sensitive areas. Development envelopes will not encroach into hillside areas, significant washes (50+ cfs) or areas with significant boulder features.

A majority of the development envelopes delineated on the preliminary plat, will require that an additional amount of the lot be dedicated as NAOS (amount is lot specific). The

precise location of this additional NAOS dedication will be subject to individual lot site planning, thus providing future property owners with flexibility in siting on-lot improvements. These improvements will be restricted to the delineated development envelopes as shown (see Preliminary Development Envelope Plan), and the additional dedications will require compliance with the standards outlined in the ESL Ordinance.

The delineation of preliminary development envelopes for each residential unit has been defined to promote the integration of development into the existing natural environment. Delineated natural area open space areas are contiguous, provide ample buffer to adjacent properties and are designed to minimize impacts to the most sensitive natural features on the property. The site contains numerous boulder features that have been specifically integrated into proposed natural open spaces, trail corridors, park sites and community focal points. Major boulder features that meet the criteria for preservation as defined by the ESL Ordinance will be placed in protective easements throughout the site. The preservation of existing native vegetation will be an important component of the open space areas. However, the site was impacted by a large scale wildfire burn approximately 10 years ago and has not recovered to densities and maturities typical of the upper Sonoran Desert. The Concentrated Vegetation Exhibit identifies areas that have demonstrated the greatest levels of vegetation recovery on the site. These areas are typically associated with wash corridors and have been identified for preservation. Initial site planning and open space determinations were made utilizing a combination of available resources including environmental constraint surveys, topographic mapping and aerial photography. In addition, the City of Scottsdale's NAOS priority maps and the Dynamite Foothills Area Plan Environmental Constraints Map provided guidance as to the location of City prioritized environmental features.

The site plan proposes a development scenario that seeks to promote the sensitive integration of development into the existing landscape. This sensitive approach not only benefits the unique environmental characteristics of the site by ensuring its preservation, but will add value to future lots that retain the essence of this natural setting even after the residences have been built. To further this goal of sensitive integration, the applicant

has adopted many of the design standards and recommendations identified in the Dynamite Foothills Character Area Plan (DFCAP). The Area Plan will help to promote cohesion of development character in the area and will serve as a guideline for current and future design decisions. One of the design policies put forth by the DFCAP was the recommendation of the elimination of project perimeter walls. The project does not include the construction of perimeter walls, and instead proposes a combination of rear lot walls within development envelope areas and the discretionary use of decorative site walls to screen and buffer development from high traffic areas. Site walls will be limited to 4-feet in height and will generally be located in proximity to proposed monumentation and project entry gates only. Rear lot walls will be limited to 6-feet in height and will address security and privacy concerns of individual homeowners. The use of retaining walls may also be necessary in association with roadway and development envelope improvements. In addition, retaining walls will be designed to conform with City of Scottsdale design standards and ESL requirements.

Listed below is a summary of additional conformance standards set forth by the DFCAP and the Scottsdale General Plan. These standards have provided a framework for initial theming and design considerations during the planning process.

Conformance with the Dynamite Foothills Character Area Plan - Design and Performance Guidelines

Low Density Single Family Uses

- Defined construction envelopes that recognize sensitive natural areas
- Wherever possible, development impacts will minimize disturbance to mature Saguaros and Desert Trees
- Maximum building height will be limited to 24' per ESL ordinance
- Lawn/Turf areas will be restricted to enclosed private areas, typically located at the rear of the property
- Colors and textures will blend into the adjacent natural desert setting
- Use of lighting will be restricted to comply with adopted "Dark Sky" Ordinance

Conformance with City of Scottsdale General Plan

Rural Desert Character Types:

- The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access.

- Special care should be taken to preserve the natural character of the land and natural drainage corridors.
- Desert vegetation is maintained in either in common open space areas or on individual lots.
- Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area.
- The impacts of development on desert preservation should be minimized through the preservation of washes and the use of natural buffers on the perimeter of developments.

Environmentally Sensitive Lands and Native Desert Character Types:

- Any development permitted in this district should be very low density and special care should be taken to minimize the impacts of development on the natural character of the land.
- Low impact recreational opportunities may be considered for these areas, including hiking, mountain biking and equestrian trails.

Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.
- Encourage the retention of mature landscape plant materials.

CIRCULATION

The proposed site plan reflects efforts on behalf of the applicant to ensure a sensitive design approach and to address development concerns of surrounding property owners with regards to vehicular circulation and distribution. The community will include entrance gates at four locations. The primary entry will be at the eastern terminus of Alameda Road, with a private Local Collector level roadway that will extend eastward into the heart of the project. Secondary, full access entry gate locations will be located along the northern site boundary (Happy Valley Road alignment) and the eastern site boundary (128th Street alignment). The northern access point will tie into the proposed Ranch Gate Road alignment that will extend from 118th Street to 128th Street. The eastern gate will tie into the future 128th Street alignment.

TRAIL CIRCULATION

A public trail segment will be included along the 128th Street frontage and through the Sereno Canyon Community. The 128th Street trail improvements will be constructed within a 20-foot easement and will meander within the 100-foot scenic corridor easement. This segment will provide a linkage to the Alameda Road area and through the site to 128th Street and then to the proposed McDowell Sonoran Preserve trailhead to be located at the southern terminus of 128th Street. The trail will then extend through the property, adjacent to the internal streets, and connect to the proposed 128th Street trail alignment on the eastern boundary of the site. A private trail network will link to the proposed public trail network and will extend throughout the community. The use of the private trail network will be limited to community residents and will link to pocket parks and open space corridors.

COMMUNITY AMMENTIES

A designated private Community Center and park site has been identified in the central portion of the project and will serve the overall community. The Community Center will serve as a focal point for community residents and will incorporate a broad spectrum of amenities in addition to serving as a trailhead for private trails within the proposed project. The proposed private trail network will enhance pedestrian connectivity from all portions of the site and tie into three small community park sites located throughout the project. These park sites will serve primarily as trailhead locations for the private trail network and provide passive recreational amenities for residents of Sereno Canyon.

ARCHITECTURE

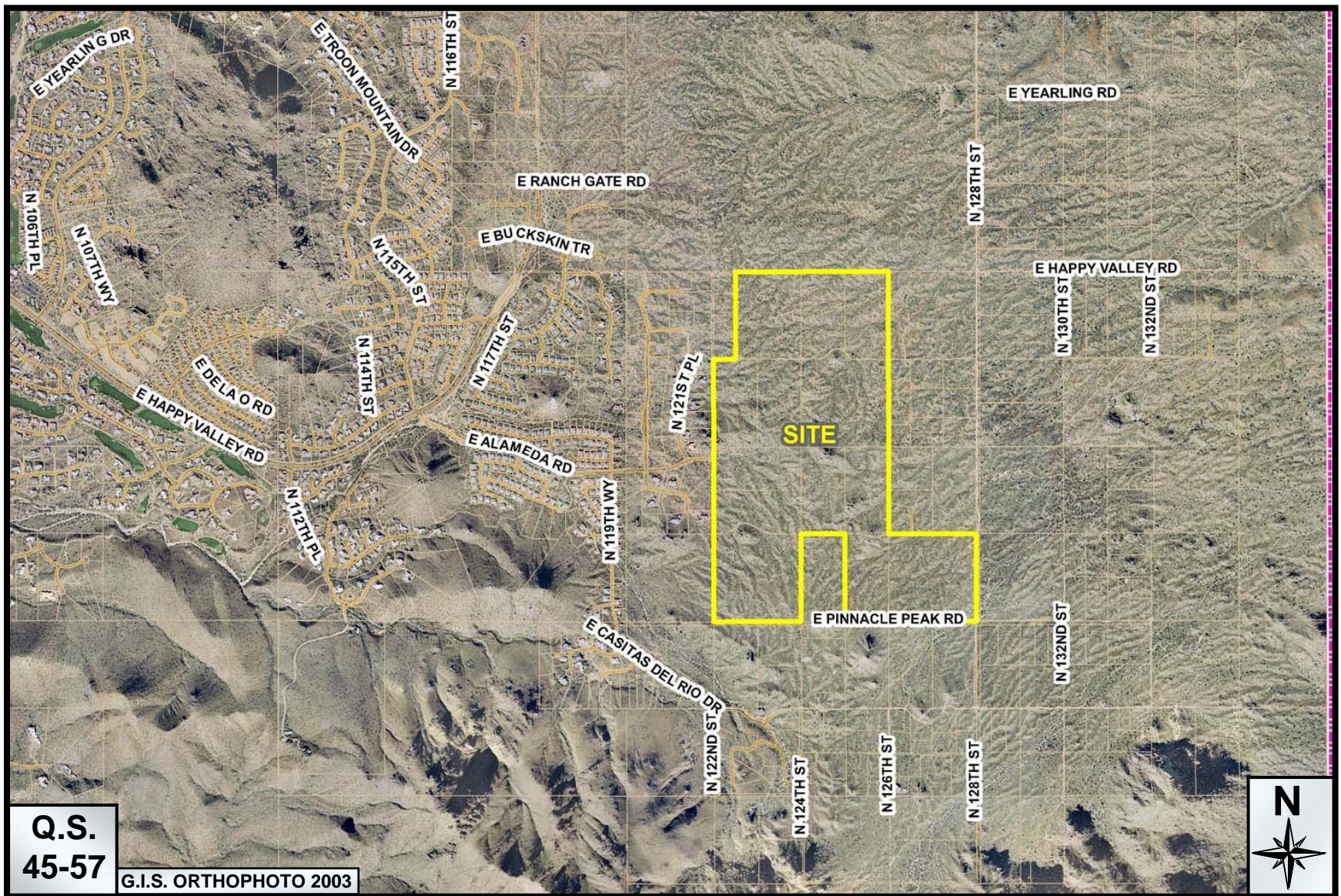
The architecture of the site will be guided though the use of Design Guidelines. The "Old World" flare of the Community Center and gatehouse will be an influence towards the direction of the guidelines but not an imposition of "sameness" in design. Variety of quality architecture will be encouraged.

UTILITIES

Utilities, including water and wastewater, will be conveyed to the site via extensions to existing public service lines in Alameda Road and the Happy Valley Road alignment. Please reference the utility master plans submitted in conjunction with this application for a more detailed description of proposed utility locations.

HYDROLOGY

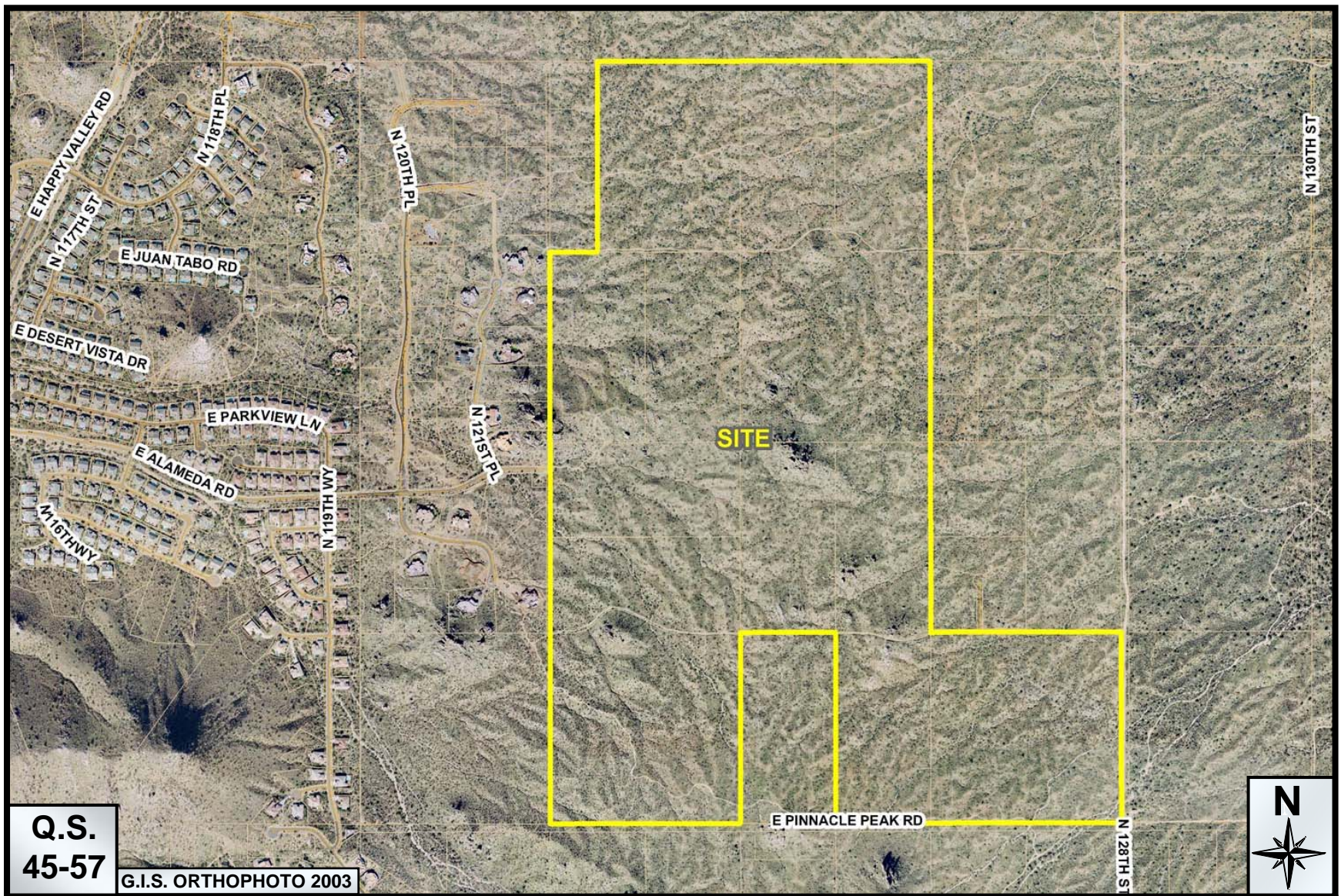
The subject property naturally drains to both the east and west, off of a subtle watershed boundary that extends through the center portion of the property. Offsite drainage generally initiates from the McDowell Mountains to the south and crosses the site in a series of small braided washes. These braided wash corridors lend character to the site, their ephemeral waters historically shaping the contours of the property into small rolling hills, bisected by intermittent washes. Stormwater generated by on-site improvements will be managed by a series of small retention basins as outlined by the attached master drainage report.



Sereno Canyon

22-PP-2005 & 113-DR-2005

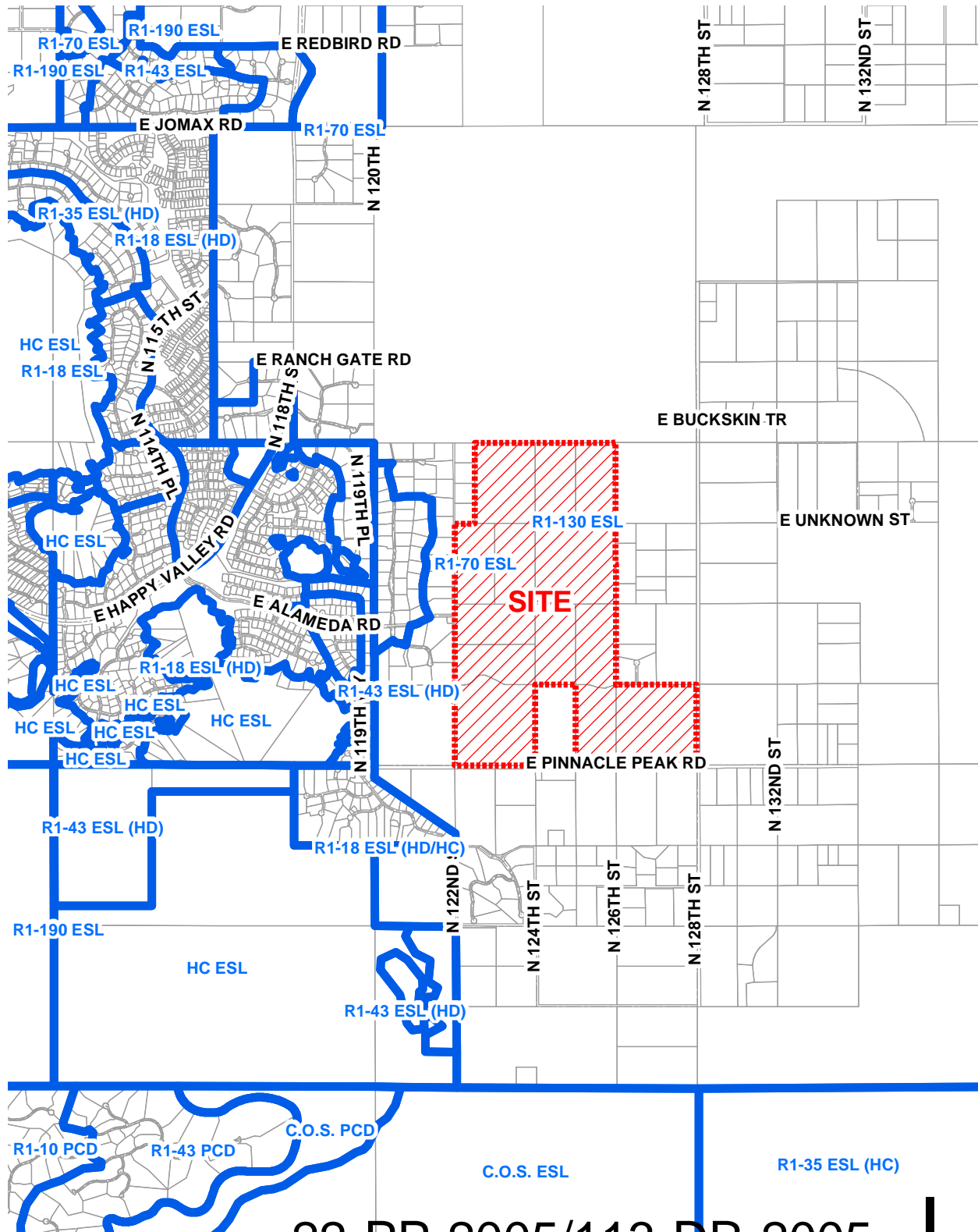
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Sereno Canyon

22-PP-2005 & 113-DR-2005

ATTACHMENT #2A



22-PP-2005/113-DR-2005
ATTACHMENT #3



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10	3.048	200	60.96
20	6.096	300	91.44
30	9.144	400	121.92
40	12.192	500	152.40
50	15.240	600	182.88
60	18.288	700	213.36
70	21.336	800	243.84
80	24.384	900	274.32
90	27.432	1000	304.80



SERENO CANYON PRELIMINARY PLAT SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL

3000 W. Northridge Ave.
Fremont, CA 94538
(510) 255-0500
www.woodpatel.com
Project: Sereno Canyon
Engineer: S. WOOD
Checker: K. PATEL
Scale: 1"=100'
Date: 12/15/05
Sheet: 8 OF 32





DATE: 12/15/00

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SERENO CANYON
PRELIMINARY PLAN
SIDE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOOD/PATEL
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SERENO CANYON
SHEET 7 OF 32
DATE 12/15/00
BY JW





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20	6.09	40	12.19	60	18.29
30	9.14	50	15.24	70	21.34
40	12.19	60	18.29	80	24.38
50	15.24	70	21.34	90	27.43
60	18.29	80	24.38	100	30.48
70	21.34	90	27.43		
80	24.38	100	30.48		
90	27.43				

CROWN
CONSULTING ENGINEERS
INC.

SERENO CANYON PRELIMINARY PLAT SITE PLAN

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



WOODFAST

2011 W. Northchase Ave.
Phoenix, AZ 85021

PHOTOGRAPHY & VIDEO

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LEFT ELEVATION



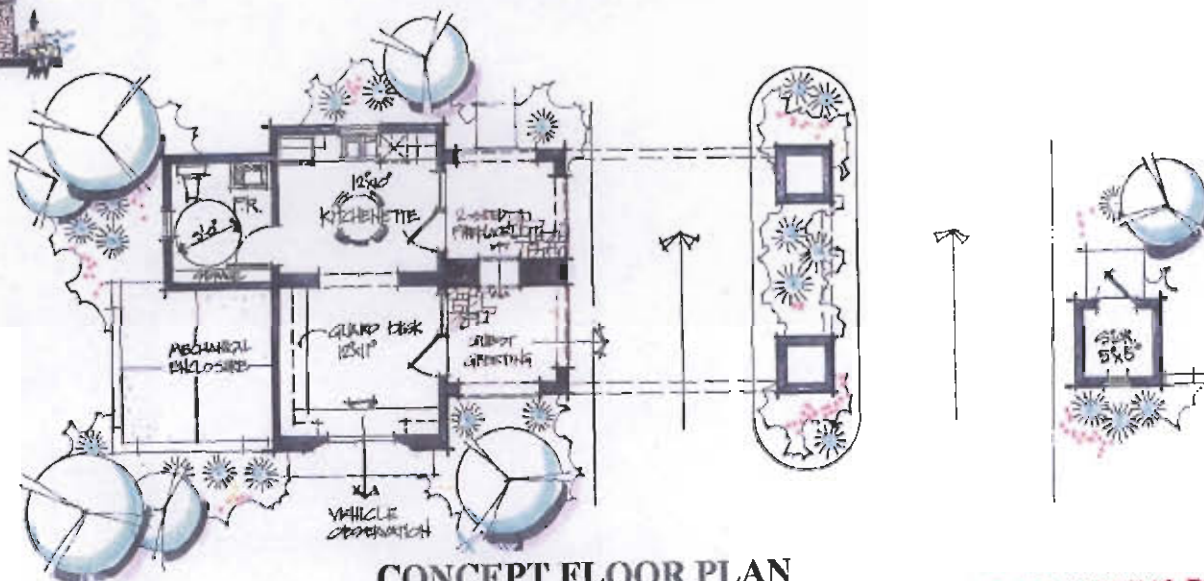
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

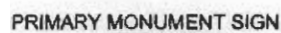


CONCEPT FLOOR PLAN

GATE HOUSE

22-PP-2005/113-DR-2005
12-21-05

SERENO CANYON
SCOTTSDALE, AZ



N.T.S.



N.T.S.

**SHEET
1 OF 1**

SERENO CANYON

22-PP-2005
12/21/2005

Date: 12.07.05
Job No: 0425
Drawn by: JMY

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As with any new development, roadway widening and infrastructure improvements will have bothed areas disturbed areas that must be addressed. New landscaping is proposed to be installed to reestablish these areas, including the water and sewer line easements and any other existing pipe bolls and construction retaining bolls behind from previous erosion. Erosion-control landscaping is proposed to be included at the project entry points, including the entrance, roadway easement, and the end of the child-care facility. This related landscape treatment will include some plants used in roadway re-vegetation areas, but will also employ the use of specimen type trees, shrubs, and selected annuals to reinforce the landscape hierarchy which gives the views a vibrant character and sense of arrival.

Recreation in Juvon Canyon will also be able to utilize these community amenity locations that spread throughout the development. These amenities shall be designed to allow for the preservation of the existing landscape, but will add additional active-time and underway plantings to maximize wildlife activity. A viewing hole concept will be implemented to allow a place for watching birds and other wildlife. Connecting the entire park will be a network of trails (open public) that will allow the residents to have an opportunity to interact with their surroundings in a more personal way.

The following plant palette has been adapted from the City of Louisville's E.S.I.O. plant list 10/1/2012 (shown below) in conformance with E.S.I.O. standards:

Witchamander	<i>Asarum canadense</i>
Cardus Arvensis	<i>Asarum graveolens</i>
Caulophora Thoma	<i>Cassiope heptaphylla</i>
Blackberry	<i>Celastrus pedunculatus</i>
Blue Palo Verde	<i>Cercaria floridana</i>
Football Palm Yucca	<i>Cercaria macrophylla</i>
Dandel Willow	<i>Chelidonium majus</i>
One-seeded Juniper	<i>Juniperus monosperma</i>
Ironwood	<i>Quercus laevis</i>
Goldenrod	<i>Pinguicula vulgaris</i>
Arizona Mangrove	<i>Fraxinus velutina</i>
Sandy Oak	<i>Quercus laevis</i>
Tiger Tree	<i>Alnus incana</i>
Arizona Ironwood	<i>Pinus ponderosa</i>

Impatiens	<i>Coronilla japonica</i>
Hydrangea Cane	<i>Schizocnema angustifolia</i>
Compass Plant	<i>Pericoma cylindrica</i>
Burns	
Flaxseed Head	<i>Pericoma wilsonii</i>
Ornitho	<i>Fraxinus glandulosa</i>
Flaxseed Cane	<i>Mammillaria stricta</i>
Gerard	
Hydrangea Cane	<i>Opuntia acanthocarpa</i>
Ornitho	
Teddy Bear Cane	<i>Opuntia engelmannii</i>
Engelmann's Pearly-rose	<i>Opuntia engelmannii</i>
Ornitho	<i>Opuntia engelmannii</i>
Dwarf Chimerata Cane	<i>Opuntia engelmannii</i>
White Blooming Cane	<i>Opuntia engelmannii</i>
Baccharis Yucca	<i>Opuntia engelmannii</i>
Baccharis Yucca	<i>Opuntia engelmannii</i>
Baccharis Yucca	<i>Opuntia engelmannii</i>

Drum	<i>Ambassis andersoni</i>
Triangle-head Drum	<i>Ambassis thalassii</i>
White Drum	<i>Ambassis danconis</i>
Drumlet Honeycreeper	<i>Arremonops barbatulus</i>
Fourwing Saltfinch	<i>Amphisp. coronatus</i>
Quailfinch	<i>Amphisp. baileyi</i>
Smart Saltfinch	<i>Amphisp. poliopterus</i>
Red Hairy	<i>Arremon. haemorrhous</i>
Fairy Darter	<i>Cathlamis argenteifrons</i>
Drumlet Simón	<i>Cathlamis similis</i>
Drumlet Black-bone	<i>Chelis. caudata</i>

Spined Date	<i>Coccus wrightii</i>
Bottlebrush	<i>Aspidiotus formosus</i>
Orange Bottlebrush	<i>Aspidiotus formosus</i>
Mitras Tree	<i>Aspidiotus asperus</i>
Turkeytail Bush	<i>Entomaspis kirkaldii</i>
Wet-veg Bottlebrush	<i>Entomaspis kirkaldii</i>
Stingwood	<i>Entomaspis aspidiotis</i>
Dwarf Loraine	<i>Egletes aceris</i>
Chaparral	<i>Acanthia confinis</i>
Orange Bush	<i>Lecanotus californicus</i>
Dry Yucca	<i>Lecanotus yuccae</i>
Willowbush	<i>Lecanotus ulmiflorus</i>
Shrub Wood	<i>Phloeotus arbutus</i>
Arbutus Bush	<i>Phloeotus ulmiflorus</i>
Twig	<i>Trioxys californicus</i>
Grasshopper	<i>Figulus californicus</i>
Onychium	<i>Aspidiotus schottii</i>

[illegible]

<i>Phalaenopsis</i>	<i>Artibeus</i>
<i>Nasella</i>	<i>Smilisca</i>
<i>Silene</i>	<i>Smilisca</i>
<i>Chrysomelids</i>	<i>Eleutherodactylus</i>
<i>Phyllanthus</i>	<i>Eleutherodactylus</i>

The following plant palette is in addition to the above referenced list. The following species will be used in and around the developments:

Chimpanzee and connected common areas (7% wet areas will not be counted as vegetated NODD)

<i>Chenopodium</i>	<i>Caryophyllus carolinianus</i>
<i>Dracopis</i>	<i>Chilopsis linearis</i>
<i>Chrysanthemum</i>	<i>Fuchsia procumbens</i>
<i>Thalictrum</i>	<i>Polypodium</i>

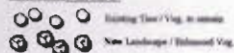
Hectoliter (Hl)	
Great Willow	<i>Asplenium platyneuron</i>
Agave	<i>Agave spicata</i>
Orchid Root	<i>Epiphyllum granatense</i>
Great Nettle	<i>Nepenthes distachya</i>
Stem	<i>Lychnis viscaria</i>
Orchid Pipe	<i>Stemodia distachya</i>

Black Oak	Oaks
Maple	Lamprophyllum species
White Birch	Betula pinnatifida
White Birch	Betula pendula
White Birch	Betula pumila

Perennial annual flowers	By season
Angelita Daisy	<i>Hymenocallis aurea</i>
Yellow morning glories	<i>Momordica</i> spp.

Dragon	Italian sculpture
Hybrid female lion	Tibet 419 AD
Hybrid female lion	Hybrid female lion

The lot is ~~an~~ in a public and a subject to streets. Any changes shall be covered by 10 100 as required.



Public Tool Alignment (OT)

Private Tool Alignment (OT)

Low voltage landscapes lighting is proposed to be installed at the 5 percent entry locations, the children's entry, children's parking lot, and near the children's patio and pool area. All lighting proposed is to have full cut-off glass shields and will be used to only highlight landscape features. Pictures selected shall be of a bronze or black finish and shall complement the style of the building's light fixtures.

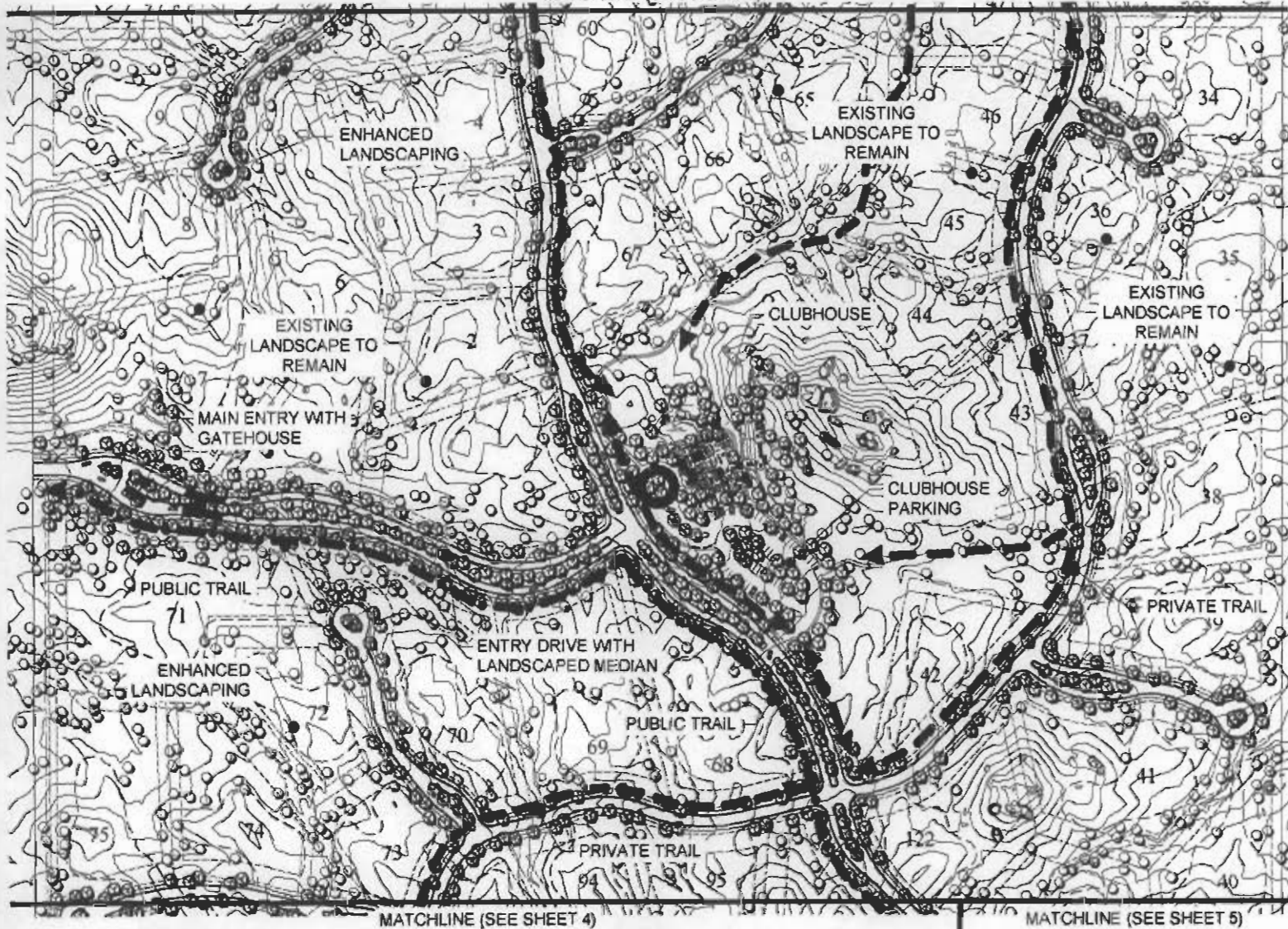


SHEET
1 OF 5

Date: 12.07.08
Job No: 0428
Drawn: JAC

ATTACHMENT #7

MATCHLINE (SEE SHEET 2)



SHEET 3 OF 5
NO SCALE

LANDSCAPE LEGEND

- Existing Tree/Veg. to remain
- New Landscape / Enhanced Veg.

TRAIL LEGEND

- Public Trail Alignment (P)
- Private Trail Alignment (P)



SHEET
3 OF 5



SERENO CANYON

LANDSCAPE PLAN / SITE PLAN ENLARGEMENT

Date: 12.07.06
Job No: 0429
Drawn by: JMY

Sereno Canyon
North 124th Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☐ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☒ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. Provide looped watermain system
ADD NOTE Additional fire hydrants may be required to meet fire hydrant to structure distances.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: 22-PP-2005

Case Name: Sereno Canyon

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Wood/Patel, dated 12/21/05 and revised on 6/26/2006 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. Each lot shall be constructed to comply with the Amended Development Standards as approved by zoning case 1-ZN-2005.
- d. Landscaping, including quantity, size, and location of materials for the entry features shall be installed to be consistent with the conceptual landscape plan submitted by LVA Urban Design Studio, LLC, dated 12/21/05 by City staff.
- e. The Conceptual Walls Design for the entry features by LVA Urban Design Studio, LLC, dated 12/21/05 by City staff.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by LVA Urban Design Studio, LLC, dated 12/21/05 by City staff.

Engineering Documents

- g. The Circulation Master Plan for Sereno Canyon; prepared by Wood, Patel, approved by the City of Scottsdale.
- h. Conceptual Master Drainage Plan for Sereno Canyon; prepared by Wood, Patel and Associates, dated May 12, 2006.
- i. Conceptual Master Potable Water System Basis of Design Report for Sereno Canyon; prepared by Wood, Patel and Associates, dated October 28, 2005.
- j. Conceptual Master Wastewater System Basis of Design Report for Sereno Canyon; prepared by Wood, Patel and Associates, dated September 27, 2005.

Relevant Cases

- k. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 1-ZN-2005.

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.

3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 205 acres.
7. *The subdivision shall not have unauthorized trail access to the McDowell Sonoran Preserve. The Developer shall dedicate a non-access easement abutting all Preserve boundaries on the final plat.*
8. *The Developer shall provide a sign notifying future homebuyers of the future public trails locations in the area and the McDowell Sonoran Preserve location. Provide a detail(s) of the proposed sign and location for review at time of final plans submittal.*

Ordinance

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.
- B. *To facilitate the protection of natural boulder and bedrock outcrop features, the Developer shall provide a boulder easement on the final plat surrounding all boulders or bedrock outcroppings that meet the Zoning Ordinance requirement for protection.*

Street Dedication Requirements

DRB Stipulations

Ordinance

- C. The developer shall provide the following street rights-of-way:

STREET NAME	STREET TYPE	R.O.W. DEDICATION
Happy Valley Road/ 118 th Street	Minor Arterial	None
Alameda Road	Minor Collector	50' full street
Ranch Gate Road	Local Collector	50' full street
128 th Street	Minor Collector	40' half street
122 nd Street	Local Residential	20' half
126 th Street	Local Residential	20' half
Mariposa Grande Dr.	Local Residential	20' half
Internal Streets	Local Residential	40' tract (Private Street)

Easements**DRB Stipulations**

9. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the developer shall dedicate and construct the following trails:
 - a. A minimum 4-foot wide multi-use trail along the west side of 128th Street within the required right-of-way and/or the scenic easement.
 - b. A minimum 4-foot wide public multi-use trail within a 25-foot wide easement connecting the main development gate on the west side of the property to 128th Street.
 - c. A minimum 4-foot wide multi-use trail along the south side of Ranch Gate Road as noted above.
The alignment of these trails shall be subject to approval by the city's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.

10. Sight Distance Easements

Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

11. Indemnity Agreements:

When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

D. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

E. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

F. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

G. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS

Final Improvement Plan Requirements

PLANNING

Gate House Design And Amenity Feature Design

DRB Stipulations

12. The face of the service entrance section(s), if exterior, shall be flush with the building façade and painted to match the building.
13. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
14. All exterior conduit and raceways shall be painted to match the building.
15. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.

Ordinance

- H. *All entry feature walls placed on adjacent, individual lots shall not exceed three (3) feet in height within the front yard setback of the lot. The Developer shall dedicate a ten (10) foot wall easement (W.L.E.) over and across that portion of the lot on which any entry feature wall is placed for maintenance and construction.*
- I. *All painted surfaces shall use a color that has a light reflective value (LRV) of thirty-five (35) or less and a value and chroma of six (6) or less as shown in the Munsell Book of Color on file in the City's Planning Department.*

Walls, And Fence Design

DRB Stipulations

16. All common development walls shall match the architectural color, materials and finish of the entry feature walls and guard house.
17. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
18. *Walls shall not cross any dedicated public utility easement (P.U.E.) or other utility easement on the site.*

Ordinance

- J. *Solid walls shall not exceed eight (8) feet in height. The height of a wall shall be measured from natural grade outside of the enclosure.*
- K. *All painted surfaces shall use a color that has a light reflective value (LRV) of thirty-five (35) or less and a value and chroma of six (6) or less as shown in the Munsell Book of Color on file in the City's Planning Department.*

Natural Area Open Space (NAOS)

DRB Stipulations

19. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
20. NAOS shall not be dedicated within 5-feet of any building
21. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
22. NAOS areas dedicated within 5-feet of any wall shall be considered revegetated NAOS.
23. *All fences/walls located adjacent to NAOS shall be constructed as view fences with a maximum of three (3) feet of solid, opaque wall above the natural grade.*

Ordinance

- L. *NAOS shall be dedicated on site, to the satisfaction of City staff, in general conformance with the City's NAOS Priority Areas map and the Natural Area Open Space (N.A.O.S.) Analysis Plan submitted by LVA Urban Design Studio, LLC dated 12/21/05 by City staff.*

Construction Envelope Exhibit**DRB Stipulations**

24. Add the following note to the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
25. *The Developer shall submit a revised construction envelope (building envelope) exhibit at time of final plans that does not include the 100-year flood limits of any wash of fifty (50) cfs or greater within the boundary of a proposed lot's construction envelope. Encroachments of construction envelopes into said drainage areas are limited to driveway access for lots only.*

Ordinance

- M. The developer shall provide a separate dimensioned construction envelope exhibit with the improvement plan review.

Landscape Design**DRB Stipulations**

26. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
27. Salvaged vegetation shall be incorporated into the landscape design.
28. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
29. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
- D. Ordinance
- N. Landscaping for the site shall include only species listed on the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.

Exterior Lighting Design**DRB Stipulations**

30. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
31. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
32. Incorporate into the project's design, the following:
- Gate House Design And Amenity Feature Design
- a. Fixtures shall be a flat black or dark bronze finish.
- b. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.
- Landscape Lighting
- c. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

- d. Fixtures shall be a flat black or dark bronze finish.
 - e. Landscaping lighting shall only be utilized to accent plant material.
 - f. All landscape lighting directed upward, shall be aimed away from property line.
 - g. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.
 - h. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
- Path lighting
- i. Path light fixtures shall meet all IESNA requirements for cutoff.
 - j. Fixtures shall be a flat black or dark bronze finish.
 - k. Path light fixtures shall utilize an incandescent, halogen incandescent or compact fluorescent lamps source.

Ordinance

- O. The landscape light lamps shall not exceed 15 watts.
- P. Building mounted light lamp shall not exceed 50 watts for incandescent and florescent lighting sources, 25 watts for halogen, 10 watts for metal halide, and 1 watt for LED lighting sources.
- Q. Building mounted lighting shall not exceed a height of 6-feet.
- R. The path light lamps shall not exceed 25 watts.

Additional Planning Items

DRB Stipulations

- 33. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 34. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

ENGINEERING

Drainage And Flood Control

DRB Stipulations

- 35. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the Sereno Canyon Conceptual Master Drainage Plan; prepared by Wood, Patel , dated May 12, 2006, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. The Final drainage report shall address the following comments:
 - 1. Per previous comments: The UK card discussion in the report describes adequately what the UK card is, however, the justification for using a number outside of the range on the HEC-1 Table 3.5 was not included. It is noted that Table 3.5 is not specific to Arizona. Please describe how the characteristics of Arizona would justify the UK number used. Include Table 3.5 with the N value number circled on the table.
 - 2. Per previous comments: Section 3.5.1 – Explain the retention/detention facilities in greater detail. Demonstrate how water is detained above the height of the 3-foot weir. Demonstrate that the retention basins have positive drainage. Explain the purpose of the orifice plate (is it to meter flows through the bleed-off pipe?). It is not clear from the figures how the bleed-off

pipe is configured in conjunction with the retention basin. Please clarify the operation of the retention/detention facilities.

3. Section 5.1.2 describes the dwelling density of 0.37 du/acre. It does not appear that ancillary facilities such as the clubhouse and restaurants were included in the effective impervious percentage calculation. Please revise the calculation and revise the HEC-1 flow calculations if these facilities are to be provided.

The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.

36. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
37. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1. Sideslopes shall be varied in order to blend into the natural terrain and shall be rounded off along the edges.
38. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
39. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
40. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
41. Provide positive drainage away from walks and curbs along all streets.
42. Riprap shall be native indigenous stone.
43. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- S. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- T. Other Stormwater Storage:

Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

Drywells are not allowed.

U. Street Crossings:

Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

44. Streets and other related improvements:

Street Name/Type	Dedications	Improvements	Notes
Happy Valley Road/ 118 th Street Minor Arterial	None	Half street; Fig. 5.3-4, 36' CL-BC	A, G
Alameda Road Minor Collector	50' full street	26' BC-BC	B
Ranch Gate Road Local Collector	50' full street	Full street, Fig. 5.3-16, 28' BC-BC	C, G
128 th Street Minor Collector	40' half street	Bicycle Lanes	D
122 nd Street Local Residential	20' half	None	E
126 th Street Local Residential	20' half	None	E
Mariposa Grande Dr. Local Residential	20' half	None	E
Internal Streets Local Residential	40' tract (Private Street)	Full street, Fig. 5.3-19, 24 ft BC to BC	F, G

- A. The developer shall construct the extension of Happy Valley Road/118th Street from its current termination to Jomax Road prior to the elimination of Alameda Road from the Street Classification Map. The improvement shall consist of a minimum of two lanes and shall transition to the existing improvements at the southern end.
- B. Alameda Road shall be extended from its current termination to the proposed development gate as a public street. The cross section shall match the existing improvements to the west.
- C. The developer shall construct Ranch Gate Road from Happy Valley Road to 128th Street prior to the elimination of Alameda Road from the Street Classification Map. The improvements shall include a minimum 4-foot wide trail along the south side of the street within the right-of-way or a public access easement.
- D. In lieu of improvements for 128th Street, the developer will construct 118th Street from its current termination point to Jomax Road. The right-of-way requirement for 128th Street reflects the Rural/ESL Character cross section with trail, and shall include bicycle lanes.
- E. Public right-of-way shall be required along these street alignments unless determined to be not necessary at the time of preliminary plat approval. No street improvements shall be required along these local residential streets.
- F. The local residential street cross section shall include minimum 6 foot shoulders.
- G. The street cross sections shall be as indicated unless an alternative cross section is approved in the master circulation plan.
- H. DESIGN AND CONSTRUCTION OF ALL PUBLIC AND PRIVATE STREETS SHALL BE CONSISTENT WITH GUIDELINES SPECIFIED IN THE DYNAMITE FOOTHILLS CHARACTER AREA PLAN.

- I. A SCENIC CORRIDOR EASEMENT WITH AN AVERAGE WIDTH OF ONE HUNDRED TWENTY FIVE (125) FEET AND MINIMUM WIDTH OF ONE HUNDRED (100) FEET SHALL BE PROVIDED ALONG 128TH STREET.
45. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the approved Circulation Master Plan.
46. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the internal street layout, off-site improvements, street cross sections, public trail locations, access for surrounding parcels, internal roadway easements to be abandoned, and existing and projected traffic volumes.
47. STREET CONSTRUCTION. Before issuance of any residential building permits for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:
48. IN LIEU PAYMENTS. At the direction of city staff, before issuance of any building permit for the site, the developer shall not construct the street improvements specified by the **Notes** in the stipulation above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs for the specified half street, including pavement with curb and gutter, and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff. THE DEVELOPER SHALL BE REQUIRED TO CONSTRUCT HAPPY VALLEY/118TH STREET AND RANCH GATE ROAD; IN-LIEU PAYMENTS SHALL NOT BE AN OPTION FOR THESE STREETS.
49. Construction Access Restrictions

ALAMEDA ROAD SHALL NOT BE UTILIZED FOR CONSTRUCTION ACCESS RELATED TO THE CONSTRUCTION OF THE RESIDENCES WITHIN THIS PROJECT. HOWEVER, TEMPORARY CONSTRUCTION ACCESS WILL BE ALLOWED ON ALAMEDA FOR THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS AND AMENITIES FOR THIS PROJECT UNTIL SUCH TIME THAT RANCH GATE ROAD IS COMPLETED AND AVAILABLE FOR USE OR FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS AS MEASURED FROM THE DATE THE FIRST GRADING PERMIT IS ISSUED FOR THE SUBDIVISION. FURTHERMORE, CONSTRUCTION TRAFFIC USE OF ALAMEDA WILL BE RESTRICTED TO THE HOURS OF 6:30 AM TO 6:30 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM SATURDAY WITH NO CONSTRUCTION TRAFFIC USE ON SUNDAY. THIS RESTRICTION IS THE RESULT OF AGREEMENTS MADE BETWEEN THE APPLICANT AND ADJACENT RESIDENTS. 128TH STREET OR OTHER ROUTE ACCEPTABLE TO THE CITY MAY BE USED FOR CONSTRUCTION ACCESS AT THE END OF THE AFOREMENTIONED PERIOD SHOULD RANCH GATE ROAD BE UNAVAILABLE. THIS STIPULATION MAY BE AMENDED AS DEEMED NECESSARY WITH THE CONCURRENCE OF CITY STAFF.

50. RIGHT-OF-WAY ABANDONMENT. With the final plat submittal, the developer shall submit an application to abandon any existing right-of-way, Goldie Brown roadway easements, and GLO Patent roadway easements that are not to be incorporated in the site street system. The city makes no commitment to approve the application for abandonment.
51. EXCEPTION PARCEL ACCESS. Before any final plan approval, the developer shall dedicate an extension of the private street tracts or public right-of-way to provide acceptable access to the following exception parcels: APN 217-01-023D, 217-01-023E, 217-01-023F, 217-01-023G, & 217-01-011A. The access shall be in a form acceptable to city staff or as approved in the master circulation plan. Documentation shall be provided from any of these property owners that will utilize

private street access indicating their consent to eliminate their public access prior to city approval of the abandonment of the public roadway easements.

52. **PRIVATE STREET CONSTRUCTION.** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
- a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.
53. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- V. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Refuse

DRB Stipulations

- 54. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- W. Underground vault-type containers are not allowed.
- X. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- Y. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

- 55. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.

- c. Include a complete description of requirements relating to project phasing.
- d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.

56. BASIS OF DESIGN REPORT (SANITARY SEWER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
- c. Include a complete description of requirements relating to project phasing.
- d. Clearly identify water sampling station locations as applicable.

57. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

58. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

59. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER

Ordinance

- Z. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- AA. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design

DRB Stipulations

60. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.

61. Bridges:

All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

Bridge (or other crossings) finish shall be integrally colored to blend with the colors of the surrounding desert.

Construction Requirements

As-Builts

DRB Stipulations

62. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
63. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
64. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
65. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Summary Of Development Standards

Subdivision Name	Sereno Canyon
Zoning	R1-130 ESL

	Ordinance Requirements	Maximum Reduction Allowed	Amended Standards	(%) Proposed Reduction
Min. Lot Area	130,000 s.f.	47%	60,000 s.f.	47%
Min. Lot Width				
Standard Lot	200'	25%	150'	25%
Flag Lot	Not Allowed	N/A	20'	N/A
Maximum Building Height	24'	N/A	24'	N/A
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	45'	25%
Front (to face of garage)	60'	25%	45'	25%
Front (corner lot, side street)	60'	25%	45'	25%
Front (corner lot, adjacent to key lot, side street)	60'	25%	45'	25%
Front (double frontage)	60'	25%	45'	25%
Side Yard				
Minimum	30'	25%	22.5'	25%
Minimum aggregate	60'	25%	45'	25%
Rear Yard				
Standard Depth	60'	25%	45'	25%
Min. Depth (% of difference which can be occupied)	N/A	N/A	N/A	N/A
Patio*	N/A	N/A	N/A	N/A
Distance Between Buildings (Min)				
Accessory & Main	10'	N/A	10'	N/A
Main Buildings/Adjacent Lots	60'	25%	45'	25%
Maximum Wall Height				
Front	3'	N/A	3'	N/A
Side	8'	N/A	8' on PL	N/A
Rear	8'	N/A	8' on PL	N/A
Corner side not next to key lot	8'	N/A	8'	N/A
Corral fence height (on prop line)	6'	N/A	6'	N/A
Development Perimeter Setbacks				
Notes & Exceptions				
See Legislative Draft for approved Development Standards.				

Stipulations for Case: Sereno Canyon 113-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture for the entry features, shall be constructed to be consistent with the building elevations submitted by LVA Urban Design Studio, LLC, dated 12/21/05 by City staff.
 - b. The location and configuration of all entry feature improvements shall be constructed to be consistent with the site plan submitted by LVA Urban Design Studio, LLC, dated 12/21/05 by City staff.
 - c. Landscaping, including quantity, size, and location of materials for the entry features shall be installed to be consistent with the conceptual landscape plan submitted by LVA Urban Design Studio, LLC, dated 12/21/05 by City staff.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. *All painted surfaces shall use a color that has a light reflective value (LRV) of thirty-five (35) or less and a value and chroma of six (6) or less as shown in the Munsell Book of Color on file in the City's Planning Department.*

SITE DESIGN:**DRB Stipulations**

10. *Walls shall not cross any dedicated public utility easement (P.U.E.) or other utility easement on the site.*

Ordinance

- B. *Solid walls shall not exceed eight (8) feet in height. The height of a wall shall be measured from natural grade outside of the enclosure.*

N.A.O.S.:**DRB Stipulations**

11. *All fences/walls located adjacent to NAOS shall be constructed as view fences with a maximum of three (3) feet of solid, opaque wall above the natural grade.*

Ordinance

- C. *NAOS shall be dedicated on site, to the satisfaction of City staff, in general conformance with the City's NAOS Priority Areas map and the Natural Area Open Space (N.A.O.S.) Analysis Plan submitted by LVA Urban Design Studio, LLC dated 12/21/05 by City staff.*

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
14. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.

Ordinance

- D. Landscaping for the site shall include only species listed on the City of Scottsdale Indigenous Plants for Environmentally Sensitive Lands plant list.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
16. The individual luminaire lamp shall not exceed 250 watts.
17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
18. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.

19. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.

20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 4.0X foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.1 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

Landscape Lighting

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 22. No exterior vending or display shall be allowed.
- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- E. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 1-ZN-2005.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

25. The Circulation Master Plan for Sereno Canyon; prepared by Wood, Patel, approved by the City of Scottsdale.
26. Conceptual Master Drainage Plan for Sereno Canyon; prepared by Wood, Patel and Associates, dated May 12, 2006.
27. Conceptual Master Potable Water System Basis of Design Report for Sereno Canyon; prepared by Wood, Patel and Associates, dated October 28, 2005.
28. Conceptual Master Wastewater System Basis of Design Report for Sereno Canyon; prepared by Wood, Patel and Associates, dated September 27, 2005.

Drainage And Flood Control

DRB Stipulations

29. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.

Any conceptual or substantial changes not consistent with the Sereno Canyon Conceptual Master Drainage Plan; prepared by Wood, Patel, dated May 12, 2006, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.

The Final drainage report shall address the following comments:

Per previous comments: The UK card discussion in the report describes adequately what the UK card is, however, the justification for using a number outside of the range on the HEC-1 Table 3.5 was not included. It is noted that Table 3.5 is not specific to Arizona. Please describe how the characteristics of Arizona would justify the UK number used. Include Table 3.5 with the N value number circled on the table.

1. Per previous comments: Section 3.5.1 – Explain the retention/detention facilities in greater detail. How is water detained above the height of the 3-foot weir? Does the retention basin have positive drainage? Explain the purpose of the orifice plate. Is it to meter flows through the bleed-off pipe? It is not clear from the figures how the bleed-off pipe is configured in conjunction with the retention basin. Please clarify the operation of the retention/detention facilities.
2. Section 5.1.2 describes the dwelling density of 0.37 du/acre. It does not appear that ancillary facilities such as the clubhouse and restaurants were included in the effective impervious percentage calculation. Please revise the calculation and revise the HEC-1 flow calculations.

The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.

30. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
31. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical. Sideslopes greater than 4:1 may be used to lessen disturbance to the site. All basins shall have some portion of their perimeter at a sideslope that does not exceed 4:1.

32. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
33. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
34. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
35. Provide positive drainage away from walks and curbs along all streets.
36. Riprap shall be native indigenous stone.
37. All exposed cut and fill shall be treated with eonite or equivalent.

Ordinance

- F. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- G. Other Stormwater Storage:
 - H. Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - I. Drywells are not allowed.
- J. Street Crossings:
 - K. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

Roadway, Intersection, And Access Design

DRB Stipulations

38. Streets and other related improvements:

Street Name/Type	Dedications	Improvements	Notes
Happy Valley Road/ 118 th Street Minor Arterial	None	Half street; Fig. 5.3-4, 36' CL-BC	A, G
Alameda Road Minor Collector	50' full street	26' BC-BC	B
Ranch Gate Road Local Collector	50' full street	Full street, Fig. 5.3- 16, 28' BC-BC	C, G
128 th Street Minor Collector	40' half street	Bicycle Lanes	D
122 nd Street Local Residential	20' half	None	E
126 th Street Local Residential	20' half	None	E
Mariposa Grande Dr. Local Residential	20' half	None	E
Internal Streets Local Residential	40' tract (Private Street)	Full street, Fig. 5.3- 19, 24 ft BC to BC	F, G

- A. The developer shall construct the extension of Happy Valley Road/118th Street from its current termination to Jomax Road prior to the elimination of Alameda Road from the Street Classification Map. The improvement shall consist of a minimum of two lanes and shall transition to the existing improvements at the southern end.
 - B. Alameda Road shall be extended from its current termination to the proposed development gate as a public street. The cross section shall match the existing improvements to the west.
 - C. The developer shall construct Ranch Gate Road from Happy Valley Road to 128th Street prior to the elimination of Alameda Road from the Street Classification Map. The improvements shall include a minimum 4-foot wide trail along the south side of the street within the right-of-way or a public access easement.
 - D. In lieu of improvements for 128th Street, the developer will construct 118th Street from its current termination point to Jomax Road. The right-of-way requirement for 128th Street reflects the Rural/ESL Character cross section with trail, and shall include bicycle lanes.
 - E. Public right-of-way shall be required along these street alignments unless determined to be not necessary at the time of preliminary plat approval. No street improvements shall be required along these local residential streets.
 - F. The local residential street cross section shall include minimum 6 foot shoulders.
 - G. The street cross sections shall be as indicated unless an alternative cross section is approved in the master circulation plan.
 - H. DESIGN AND CONSTRUCTION OF ALL PUBLIC AND PRIVATE STREETS SHALL BE CONSISTENT WITH GUIDELINES SPECIFIED IN THE DYNAMITE FOOTHILLS CHARACTER AREA PLAN.
 - I. A SCENIC CORRIDOR EASEMENT WITH AN AVERAGE WIDTH OF ONE HUNDRED TWENTY FIVE (125) FEET AND MINIMUM WIDTH OF ONE HUNDRED (100) FEET SHALL BE PROVIDED ALONG 128TH STREET.
39. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the approved Circulation Master Plan.
 40. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the internal street layout, off-site improvements, street cross sections, public trail locations, access for surrounding parcels, internal roadway easements to be abandoned, and existing and projected traffic volumes.

41. STREET CONSTRUCTION. Before issuance of any residential building permits for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:
42. IN LIEU PAYMENTS. At the direction of city staff, before issuance of any building permit for the site, the developer shall not construct the street improvements specified by the **Notes** in the stipulation above, but shall make an in lieu payment to the city. Before any final plan approval, the developer shall submit an engineer's estimate for plan preparation, design and construction costs for the specified half street, including pavement with curb and gutter, and any required drainage structures. The in lieu payment shall be based on this estimate, plus five percent (5%) contingency cost and other incidental items, as determined by city staff. THE DEVELOPER SHALL BE REQUIRED TO CONSTRUCT HAPPY VALLEY/118TH STREET AND RANCH GATE ROAD; IN-LIEU PAYMENTS SHALL NOT BE AN OPTION FOR THESE STREETS.
43. Construction Access Restrictions

ALAMEDA ROAD SHALL NOT BE UTILIZED FOR CONSTRUCTION ACCESS RELATED TO THE CONSTRUCTION OF THE RESIDENCES WITHIN THIS PROJECT. HOWEVER, TEMPORARY CONSTRUCTION ACCESS WILL BE ALLOWED ON ALAMEDA FOR THE CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS AND AMENITIES FOR THIS PROJECT UNTIL SUCH TIME THAT RANCH GATE ROAD IS COMPLETED AND AVAILABLE FOR USE OR FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS AS MEASURED FROM THE DATE THE FIRST GRADING PERMIT IS ISSUED FOR THE SUBDIVISION. FURTHERMORE, CONSTRUCTION TRAFFIC USE OF ALAMEDA WILL BE RESTRICTED TO THE HOURS OF 6:30 AM TO 6:30 PM MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM SATURDAY WITH NO CONSTRUCTION TRAFFIC USE ON SUNDAY. THIS RESTRICTION IS THE RESULT OF AGREEMENTS MADE BETWEEN THE APPLICANT AND ADJACENT RESIDENTS. 128TH STREET OR OTHER ROUTE ACCEPTABLE TO THE CITY MAY BE USED FOR CONSTRUCTION ACCESS AT THE END OF THE AFOREMENTIONED PERIOD SHOULD RANCH GATE ROAD BE UNAVAILABLE. THIS STIPULATION MAY BE AMENDED AS DEEMED NECESSARY WITH THE CONCURRENCE OF CITY STAFF.

44. RIGHT-OF-WAY ABANDONMENT. With the final plat submittal, the developer shall submit an application to abandon any existing right-of-way, Goldie Brown roadway easements, and GLO Patent roadway easements that are not to be incorporated in the site street system. The city makes no commitment to approve the application for abandonment.
45. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the developer shall dedicate and construct the following trails:
- A minimum 4-foot wide multi-use trail along the west side of 128th Street within the required right-of-way.
 - A minimum 4-foot wide public multi-use trail within a 25-foot wide easement connecting the main development gate on the west side of the property to 128th Street.
 - A minimum 4-foot wide multi-use trail along the south side of Ranch Gate Road as noted above.
The alignment of these trails shall be subject to approval by the city's Trails Planner prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual - Landscaping and Parks.
46. EXCEPTION PARCEL ACCESS. Before any final plan approval, the developer shall dedicate an extension of the private street tracts or public right-of-way to provide acceptable access to the following exception parcels: APN 217-01-023D, 217-01-023E, 217-01-023F, 217-01-023G, & 217-01-011A. The access shall be in a form acceptable to city staff or as approved in the master circulation plan. Documentation shall be provided from any of these property owners that will utilize private street access indicating their consent to eliminate their public access prior to city approval of the abandonment of the public roadway easements.

47. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
- A. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - B. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - C. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate.
48. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

Ordinance

- L. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- M. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
- N. Indemnity Agreements:
 - (1) When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- O. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.
- P. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.
- Q. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

Refuse

DRB Stipulations

- R. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

Ordinance

- S. Underground vault-type containers are not allowed.
- T. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- U. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

- V. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
- W. BASIS OF DESIGN REPORT (SANITARY SEWER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
- X. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

- Y. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
- Z. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.
 - c. Water

Ordinance

- AA. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater**Ordinance**

- BB. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Bridge/Wash Crossing And Head Wall Design**DRB Stipulations**

- CC. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
- DD. Bridges:
 - a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. Bridge (or other crossings) finish shall be integrally colored to blend with the colors of the surrounding desert.

Construction Requirements**As-Builts****DRB Stipulations**

- EE. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
- FF. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
- GG. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- HH. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.